

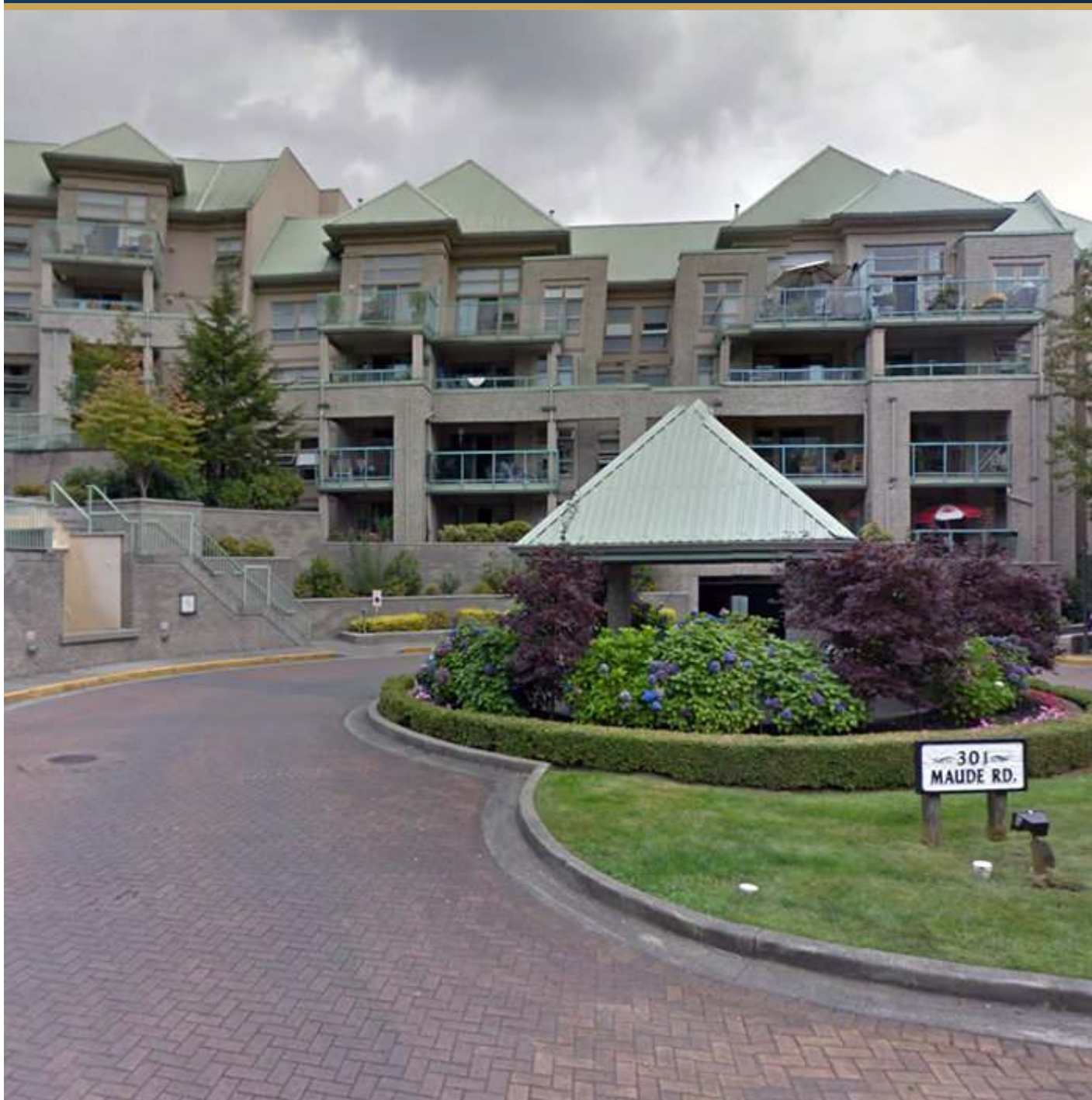
BUILDING BROCHURE

HERITAGE GRAND

301 Maude Rd. · Port Moody, BC V3H 5B1 · North Shore Pt Moody



Scan to view online



5 FOR SALE
FROM \$508,000

4 SOLD · 12 MO
\$435,000–\$625,000

12-MO SOLD TREND
-33.8

Unit Mix

1 Bedroom

8 units
734 – 774 sf
from \$435,000

2 Bedroom

56 units
840 – 986 sf
from \$510,000

For Sale in Heritage Grand & Complex

5 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$680,000	2 / 2	986 sf	\$690	506 301 MAUDE ROAD
\$609,000	2 / 1	867 sf	\$702	109 301 MAUDE ROAD
\$589,999	2 / 1	866 sf	\$681	401 301 MAUDE ROAD
\$579,000	2 / 1	868 sf	\$667	326 301 MAUDE ROAD
\$508,000	1 / 1	753 sf	\$675	301a 301 MAUDE ROAD

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$435,000	1 / 1ba	734 sf	\$593	2026-07-20
\$620,000	2 / 1ba	876 sf	\$708	2026-06-08
\$615,000	2 / 1ba	842 sf	\$730	2026-02-26
\$625,000	2 / 1ba	842 sf	\$742	2025-12-12

Value & Financing

Price Positioning

\$683 /sq ft

Active listings here average **\$683/sf** vs **\$787/sf** across North Shore Pt Moody.

13% below area average

Mortgage Snapshot

\$2,433 /mo

Entry price (from) **\$508,000**

20% down payment **\$101,600**

Rate / amortization **5.24% · 25 yr**

YEAR BUILT 1996	LEVELS 4	SUITES 158	CONSTRUCTION Frame - Wood
EXTERIOR Stucco	TITLE TO LAND Freehold Strata	STRATA PLAN LMS2188	DEVELOPER Richardson Bros. Group
MANAGEMENT Profile Properties Ltd.			

Overview

Heritage Grand - 301 Maude Road, Port Moody V3H 2X6, LMS2188 - located in the desirable North Shore area of Port Moody, walking distance to Marketplace IGA, Kin's Farm Market, food marts, convenience stores, Starbucks, Tim Hortons, Bank of Montreal, Royal Bank of Canada, several pubs, Port Moody Recreation Centre, skating rink and public transit. Some excellent restaurants nearby include Pegasus Eagle Ridge Pizza, Pasta & Souvlaki; Pizza One, Pasta Polo, Nagano Japanese and Sushi Mori. Mountain Meadows and Eagle Ridge Elementary schools are an easy stroll away and several High Schools are located within a short busride.

Heritage Grand - built in 1996 offers a collection of 158 townhouses featuring functional floorplans, full length windows, vaulted ceilings, cosy gas fireplaces, tile backsplashes in kitchens, in-suite laundries, spacious private patios, storage and secure parking. Maintenance fees include caretaker, garbage pickup, gardening, gas and management.

Amenities & Features

- ✓ Elevator
- ✓ In Suite Laundry
- ✓ Storage

Maintenance Fees Include

- ✓ Caretaker
- ✓ Garbage Pickup
- ✓ Gardening
- ✓ Gas
- ✓ Management

Location



Les Twarog

RE/MAX Crest Realty · BC Condos & Homes Team

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